



Mill House Road | Norton Fitzwarren | Taunton | TA2 6DA

Offers Over £160,000



WILSONS

ESTATE AGENTS

Nestled in the charming village of Norton Fitzwarren, Taunton, this modern flat on Mill House Road offers a delightful blend of comfort and contemporary living. Built in 2016, this attractive new-build property spans approximately 678 square feet, providing ample space for both relaxation and entertaining.

The flat features two well-proportioned bedrooms, including a principal bedroom with a stylish en-suite, making it ideal for a small family or professionals seeking a peaceful retreat. A separate family bathroom further enhances convenience, ensuring both practicality and comfort for everyday living.

At the heart of the home is the inviting reception room, a versatile space perfect for hosting guests or enjoying quiet evenings in. The modern design and thoughtful layout throughout create a bright and welcoming atmosphere.

Externally, the property benefits from communal parking, as well as the added advantage of a garage, offering valuable storage or additional parking options an increasingly sought-after feature.

Situated in a picturesque setting, residents can enjoy the tranquillity of village life while remaining within easy reach of Taunton's amenities, vets, doctors surgery and pharmacy . This property represents an excellent opportunity for those seeking a stylish, modern home in a highly desirable location. Don't miss the chance to make this superb flat your own.

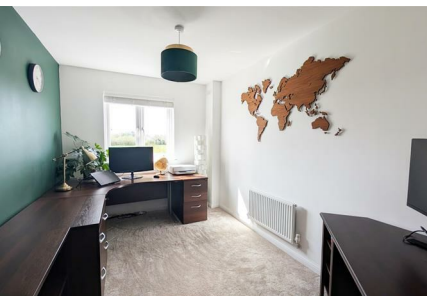
Lounge/Diner
18'0" x 10'9" (5.48m x 3.27m)

This bright and spacious lounge/diner benefits from two large windows that fill the room with natural light. The neutral decor and soft carpeting create a cosy and inviting atmosphere, perfect for relaxing or entertaining guests. The layout offers ample space for both dining and sitting areas, making it a versatile living space.

Kitchen
10'0" x 7'5" (3.06m x 2.27m)

The kitchen is well-appointed with modern, white cabinetry and dark countertops that offer plenty of workspace. It includes built-in appliances such as an oven and hob, and there is a convenient window above the sink, allowing for natural light to brighten the space. The tiled floor is practical and easy to maintain, making this kitchen both stylish and functional.





Bedroom 1

12'8" x 9'6" (3.86m x 2.89m)

Bedroom 1 is a bright and restful room featuring two windows that bring in plenty of daylight. It is carpeted for added comfort and includes a large, dark-finished wardrobe providing generous storage. The room is connected to an ensuite shower room, offering privacy and convenience.

Ensuite

The ensuite shower room offers a modern and bright space with a walk-in shower, white suite, and a window for natural light and ventilation. The neutral tiles and fittings create a clean, fresh environment.

Bedroom 2

14'4" x 8'3" (4.38m x 2.51m)

Bedroom 2 is a comfortable room with two windows that allow natural light to fill the space. The soft carpeting adds warmth and this room could also be adapted for other uses according to your needs.

Bathroom

6'8" x 6'7" (2.04m x 2.00m)

The bathroom is fitted with a white suite comprising a bath with tiled surround, a pedestal sink, and a WC. The window allows natural light to enhance the space, while the tiled floor ensures practical upkeep.

Leasehold Information

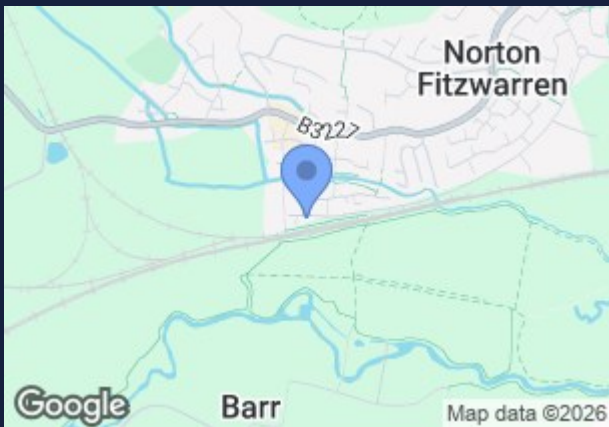
Lease term: 155 years (145 remaining)

Ground rent: £268.12 a year

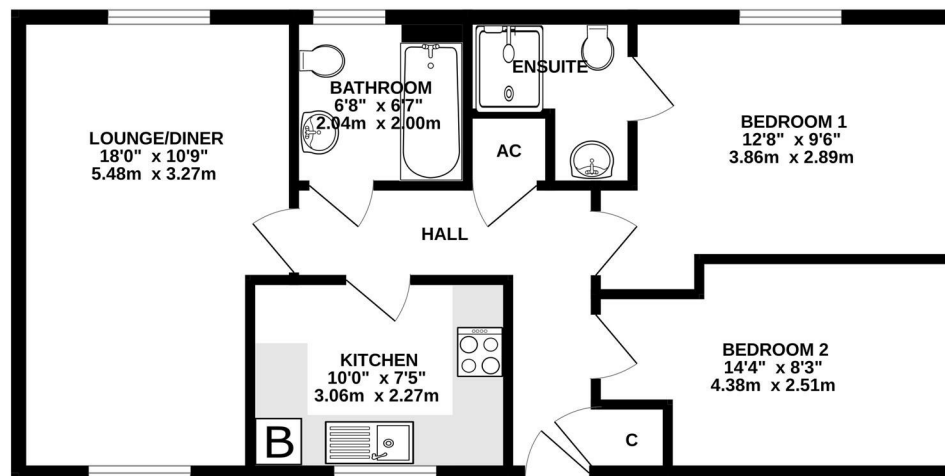
Service charge: £1,050 a year

Disclaimer

Wilson's has not inspected or tested any equipment, fixtures, fittings, or services within the property, and cannot confirm their working condition or suitability. We recommend you consult a Solicitor or Surveyor to verify the condition and functionality. Information regarding tenure is obtained by Land Registry, we advise that you obtain verification from your Solicitor. Items depicted in photographs are not included in the sale. The property is sold subject to rights of way, public footpaths, easements, wayleaves, covenants, and any matters that may affect the legal title. We have not verified the property's structural integrity, ownership, tenure, acreages, estimated square footage or planning/building regulations. Prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase. Wilson's routinely refer buyers and sellers to local solicitors for conveyancing services and mortgage advisors for mortgage and protection advice. It is your decision whether to use these services. We receive a payment benefit for referring clients of no more than £250 per case. Once an offer is accepted by our client, an Administration Fee of £30 + VAT (£36) per buyer will be required for us to process the necessary checks relating to our compliance and Anti-money laundering obligations. This is a non-refundable payment and cannot be returned.



SECOND FLOOR
646 sq.ft. (60.0 sq.m.) approx.



TOTAL FLOOR AREA : 646 sq.ft. (60.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	78	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

- Modern 2-bedroom flat
- Bathroom and En-suite
- Spacious reception room
- Garage and and communal parking
- 678 sq ft of space
- Built in 2016
- Located in Norton Fitzwarren
- Close to Taunton amenities
- Ideal for modern living
- Viewing recommended

Council Tax Band **B** EPC Rating **C**



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